

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State:	19		
% of Funds Committed	98.05 %	98.74 %	10	96.45 %	59	63
% of Funds Disbursed	88.51 %	92.11 %	18	87.93 %	41	43
Leveraging Ratio for Rental Activities	8.24	7.89	1	4.73	100	100
% of Completed Rental Disbursements to All Rental Commitments***	83.34 %	95.06 %	18	83.38 %	22	23
% of Completed CHDO Disbursements to All CHDO Reservations***	67.20 %	73.98 %	14	70.15 %	36	34
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	92.17 %	82.03 %	3	80.67 %	71	77
% of 0-30% AMI Renters to All Renters***	50.91 %	50.63 %	9	45.30 %	58	61
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.38 %	1	95.32 %	100	100
Overall Ranking:			In State:	13 / 19	Nationally:	63 64
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$12,475	\$26,930		\$26,635	383 Units	42.10 %
Homebuyer Unit	\$36,147	\$16,153		\$14,938	46 Units	5.10 %
Homeowner-Rehab Unit	\$13,225	\$15,040		\$20,675	193 Units	21.20 %
TBRA Unit	\$3,267	\$3,906		\$3,216	288 Units	31.60 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerville MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$80,588	\$152,066	\$14,515
State:*	\$147,860	\$102,418	\$22,885
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	4.7 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	53.0	47.8	87.0	43.8
Black/African American:	33.7	8.7	9.3	40.6
Asian:	1.8	13.0	1.6	4.7
American Indian/Alaska Native:	0.3	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.8	2.2	0.0	0.0
Asian/Pacific Islander:	0.3	13.0	1.0	0.0

ETHNICITY:

Hispanic	10.2	15.2	1.0	10.9
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HOUSEHOLD SIZE:

1 Person:	45.4	19.6	42.0	67.2
2 Persons:	23.8	19.6	27.5	26.6
3 Persons:	17.5	17.4	8.8	3.1
4 Persons:	8.4	28.3	12.4	3.1
5 Persons:	3.4	8.7	6.7	0.0
6 Persons:	1.6	6.5	1.0	0.0
7 Persons:	0.0	0.0	1.6	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	23.5	21.7	17.6	67.2
Elderly:	25.6	2.2	44.0	0.0
Related/Single Parent:	33.9	10.9	9.8	32.8
Related/Two Parent:	8.9	56.5	25.4	0.0
Other:	8.1	8.7	3.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.4	2.2 [#]
HOME TBRA:	3.1	
Other:	49.9	
No Assistance:	30.5	

of Section 504 Compliant Units / Completed Units Since 2001 143

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerville State: MA Group Rank: 63
 (Percentile)
 State Rank: 13 / 19 PJs Overall Rank: 64
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	83.34	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	67.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.17	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.75	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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